



Town Council Regular Session

December 3, 2025 at 7:00 PM

Town Council Chambers

MINUTES

1. Pledge of Allegiance

Chair Conley convened the meeting at 7:00 PM. Councilor Ward led the Pledge of Allegiance.

2. Roll Call

Present: Council Chair Katanna Conley, Council Vice-chair Brian Ward, Councilor Scott Blackstone, Councilor Joe LaMattina, Councilor Sonke Dornblut, Councilor Justin Glazebrook, Councilor Chase Eagleson.

Staff Present: Town Manager Stephen Fournier, Finance Director William Tappan, Environmental Services Director Sean Greig, Town Engineer Lyndsay Butler, Community Development Director Bart McDonough, Recording Secretary Wendy Chase.

3. Public Forum

4. Town Council to Consider Acceptance of Minutes

a. November 19, 2025

Motion: Councilor Dornblut made a motion to approve the November 19, 2025 Meeting Minutes as written.

Second: Councilor Ward

Vote: Unanimously Approved (7-0-0)

5. Town Council to Consider Nominations, Appointments, Elections, and Resignations

a. Daniel Mulloney - Nomination to NH Department of Environmental Services as Town of Newmarket Representative to the Lamprey River Advisory Committee

Motion: Councilor Ward made a motion to nominate Daniel Mulloney to the NH Department of Environmental Services as the Town of Newmarket Representative to the Lamprey River Advisory Committee.

Second: Councilor Dornblut

Vote: Unanimously Approved (7-0-0)

6. Report of the Town Manager

a. Town Manager's Report - December 3, 2025

11 Creighton Street

The closing on the purchase of 11 Creighton Street occurred at 10:30 today. Town Manager Fournier thanked the Environmental Services Department, Recreation Department and the Planning Department for all of their work on making it happen.

Explanation on the Town Ballot

There has been some interest in whether we can include full "explanations" directly on the official Town Warrant. Most wording is prescribed by law or the Department of Revenue Administration. They must contain the actual question to be voted on, along with any required recommendations and vote tallies from the Town Council and Budget Committee, and any required tax impact statements (per RSA 32:5).

Councilor Blackstone voiced concern over the fact that the Warrant Article on last year's ballot regarding stormwater planning and coastal resilience initiatives for Cushing Road and Lubberland Drive received the majority vote, but not the 2/3 majority required and it failed. He feels that if the Schanda Park Stormwater Planning Project isn't understood how important it is for everyone, it may not pass. Town Manager Fournier said that the Bond Council can reject the Warrant Article if not written correctly, and he does not recommend changing the wording of the Warrant Article.

b. Presentation from the Charter Commission

Charter Commission Presentation:

Charter Commission Chair Toni Weinstien presented the proposed changes to the Town Charter. Charter Commission Members Phil Nazarro, Al Zink, Russ Simon were also present.

The Commission determined not to change the current form of government. They feel that the current Town Manager/Town Council form of government serves the town well.

The school is a separate entity and outside the Charter Commission's jurisdiction, but some of the proposed changes will have an impact on the school.

Pursuant to RSA 49-B the Charter Commission held two public hearings to receive public input.

As required by RSA 49-B, the Town Council does not take action on the Commission's recommendations; all proposed amendments will ultimately be placed before the voters at the March election.

Charter Commission Chair Toni Weinstein did a presentation on their efforts over the last few months. She thanked fellow Commissioners and town staff for their work.

Highlights of proposed changes to the Charter:

- The Town Manager to encourage economic development consistent with the master plan.
- The Town Manager meets annually with the Town Council to establish each department's goals and objectives for the coming year.
- Department Heads shall produce a biannual report regarding the status of goal achievement.
- The Budget Committee shall proceed to review and adopt the budget.
- The Budget Committee members shall be reduced from 11 members to 9 (7 elected members).

The Commission feels the Budget Committee plays a vital role as the watchdog over the budgets. The Budget Committee and Capital Improvement Plan Committee are eroding and need support and encouragement to serve.

7. **Committee Reports**

Councilor Ward reported on the Budget Committee's December 1st Meeting:

The school budget increased by 4.35% for FY2027.

Councilor LaMattina reported on the Energy & Environment Committee's November 25th Meeting:

The Committee will be presenting to the Town Council and Town Manager a change to the aggregate plan that will help customers opt out of Newmarket Community Power if they choose to.

8. **Old Business**

9. **Resolutions/Ordinances in the 2nd Reading**

- a. Resolution #2025/2026-20 - WA Water System Improvements Lead & Copper Rule

Motion: **Councilor Ward** made a motion to approve Resolution #2025/2026-20 - WA Water System Improvements Lead & Copper Rule
Second: **Councilor Dornblut**
Vote: **Unanimously Approved (7-0-0)**

- b. Resolution #2025/2026-23 - WA Schanda Park Stormwater Planning Project

Motion: **Councilor Ward** made a motion to approve Resolution #2025/2026-23 - WA Schanda Park Stormwater Planning Project

Second: **Councilor Dornblut**

Discussion: Town Engineer Butler explained that the \$100,000 will be raised through bonds for stormwater planning and coastal resilience initiative at Schanda Park, and it's anticipated that the town will receive \$100,000 forgiveness through the

State Revolving Fund Program. There will be no tax impact.

Chair Conley asked if this would help with the Moonlight Brook issues. Engineer Butler said that it would not, but will help with water quality. Remedies are being made at Moonlight Brook; it will take time to complete.

Vote: **Unanimously Approved (7-0-0)**

- c. Resolution #2025/2026-24 - Fiber Optic Cable Repair Technology CRF

Motion: **Councilor Ward** made a motion to approve Resolution #2025/2026-24 - Fiber Optic Cable Repair Technology CRF

Second: **Councilor LaMattina**

Discussion: Finance Director Tappan explained that there was a break in the cable on Gerry Ave and knocked out the Fiber Optic for the Recreation Department. We had to have an emergency repair done to the cable.

Vote: **Unanimously Approved (7-0-0)**

- d. Resolution #2025/2026-25 - MRI Fire & EMS Operational Assessment

Motion: **Councilor Ward** made a motion to approve Resolution #2025/2026-25 - MRI Fire & EMS Operational Assessment

Second: **Councilor LaMattina**

Discussion: Town Manager Fournier said that we received 5 proposals for the Fire and EMS Operational Assessment, and recommends Municipal Resources, Inc. (MRI), not only because they are the lowest bidder, but because they already did a community development survey and have background information that the other bidders do not have. The town has a long relationship with MRI.

Vote: **Unanimously Approved (7-0-0)**

10. Resolutions/Ordinances in the 3rd Reading

- a. Resolution #2025/2026-21 - WA Purchase Rosa Property Conservation Easement

Motion: **Councilor Ward** made a motion to remove Resolution #2025/2026-21 - WA Purchase Rosa Property Conservation Easement from the table.

Second: **Councilor Dornblut**

Vote: **Unanimously Approved (7-0-0)**

Motion: **Councilor Ward** made a motion to approve Resolution #2025/2026-21 - WA Purchase Rosa Property Conservation Easement

Second: **Councilor Dornblut**

Discussion: Community Development Director McDonough said that he is grateful for the opportunity for the town to conserve the

40-acre parcel. Approximately 16 acres are in Newmarket and 26 acres are in Durham. The Rosa property serves as a connection between two large blocks of conservation land within the Follets Brook watershed. It abuts the 57-acre NH Audubon Kwaks Sanctuary, 14 acres owned by the Town of Newmarket in Durham, and 42-acre Farrell CE. This 244-acre block of conserved land also includes the Town's Piscassic-River Loisell Conservation Area. In total, The Rosa property helps to better connect 624 acres of contiguous conservation land with the Follets Brook watershed.

There was discussion about adding more information to the Rosa Property Purchase Warrant Article so that the voters have a clear understanding that the \$402,000 covers more than the 16.3 acre conservation easement on the Rosa property (Tax Map R5-81).

Town Manager Fournier said that the Warrant Article language has to adhere to NH laws and the Department of Revenue Administration. He explained that they would be able to add the total acreage amount in the Warrant Article.

Motion: **Councilor LaMattina** made a motion to amend Resolution #2025/2026-21 Rosa Property Easement Purchase
Second: **Councilor Ward**
Discussion: It was determined that there was not a need for an amendment because language will be added to the Warrant Article before placing on the ballot to clarify it.

Councilor Ward withdrew his second to the Motion.
Councilor LaMattina withdrew his motion.

Vote: **Motion to Approve Resolution #2025/2026-21, Unanimously Approved (7-0-0)**

b. Resolution #2025/2026-22 - Rescind Solid Waste Fund

Motion: **Councilor Ward** made a motion to remove Resolution #2025/2026-22 - Rescind Solid Waste Fund from the table.

Second: **Councilor Eagleson**

Vote: **Unanimously Approved (7-0-0)**

Motion: **Councilor Ward** made a motion to approve Resolution #2025/2026-22 - Rescind Solid Waste Fund

Second: **Councilor Eagleson**

Discussion: Town Manager Fournier explained that the fund was established in 1999 to support solid waste operations. There is over 2 million dollars in the fund. The auditors have recommended the fund be terminated, and its

accumulated unreserved fund balance be returned to the General Fund's fund balance. This will have to be voted on at the March election. If approved, the money goes to our general fund balance, which is a benefit to the town.

Vote: Unanimously Approved (7-0-0)

11. Resolutions/Ordinances in the 1st Reading

- a. Resolution #2025/2026-26 Casella Solid Waste 3yr Contract Ext.
Chair Conley read Resolution #2025/2026-26 into the record.

12. New Business/Correspondence

- a. Correspondence to the Town Council
There was no correspondence to the Council.
- b. Closing Comments by Town Councilors
Councilor Blackstone said with the housing crisis, he was thrilled to learn that the house at 11 Creighton Street will be sold as affordable housing.

Town Manager Fournier reminded everyone that the annual Tree Lighting will take place Saturday, December 6th at Arbor Park at 5:00 PM.

Chair Conley expressed her gratitude to the Charter Commission, and appreciated the care and effectiveness of the members.

- c. Next Meeting
 - i. December 17, 2025

13. Adjournment

Chair Conley adjourned the meeting at 8:38 PM without objection.

Respectfully submitted,

Wendy V. Chase
Recording Secretary